

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF  
TULSA, OKLAHOMA,**

scheduled for Wednesday, December 6, 2023, at 5:00 P.M in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, December 1, 2023, at 4:37 P.M.

**CALL TO ORDER**

Chair Cue called the meeting to order at 5:24 P.M.

**ROLL CALL:**

Hall-Harper	Present	Bengel	Present
Cue	Present	Decter Wright	Present
Patrick	Present	Lakin	Present
Bellis	Present	Fowler	Present
Miller	Absent		
	Present:	8	
	Absent:	1	

**STAFF PRESENT**

Jack Blair, City Attorney  
Lori Doring, Secretary to the Council  
Elizabeth Tankard, Council Staff

**1. RECEIPT & FILING OF MINUTES**

- a. Minutes of Regular Meeting held at 4:00 PM on November 15, 2023. [CC 12/6/23] 23-1058-1
- b. Minutes of Regular Meeting held at 5:00 PM on November 15, 2023. [CC 12/6/23] 23-1058-2

Public Comments:  
John Huffines – 1.b.

Councilor Decter Wright moved to approve 1.a – 1.b. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		
Yeas: 8	Nays: 0	Absent: 1	Abstentions: 0

Motion carried.

**2. APPOINTMENTS & REAPPOINTMENTS**

- a. No items this week.

**3. PUBLIC HEARINGS**

- a. No items this week.

4. **MAYOR’S ITEMS**

- a. Mayor's report on community events, briefing on City activities, City efforts, and new business.

There was no report.

4.b was read and voted on separately.

Councilor Lakin recused at 5:26 P.M.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution to award bid for the sale of General Obligation Bonds, Series 2024A, in the sum of sixty-three million, six hundred seventy thousand dollars (\$63,670,000.00), awarding the sale to the lowest and best bidder. **(Emergency Clause)** [PW 12/6/23; CC 12/6/23] 23-1034-2

Councilor Decter Wright moved to approve 4.b. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Absent
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 7      Nays: 0      Absent: 2      Abstentions: 0

Motion carried.

Councilor Decter Wright moved to approve the emergency clause on 4.b. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Absent
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 7      Nays: 0      Absent: 2      Abstentions: 0

Motion carried.

Councilor Lakin returned at 5:28 P.M.

- c. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing payment of twenty thousand dollars (\$20,000.00) to Climet Martin and Tawanna Adkins, Plaintiffs, and Solomon Simmons Law and Johnson-Cephas Law, Attorneys at Law, from the Sinking Fund as a judgment and attorney fee award in Case No. CJ-2022-331, Climet Martin and Tawanna Adkins v. City of Tulsa et al. **(Emergency Clause)** [PW 12/6/23; CC 12/6/23] 23-1042-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of Change Order No. 1 to Contract No. 136985 between the City of Tulsa and American Roofing and Construction, LLC, for Project No. SP 21-2, in the amount of twenty-three thousand, six hundred ninety-three dollars and fifty cents (\$23,693.50) and adding two hundred thirty-one (231) calendar days for issues

arising during construction, including weather, request for information (RFI), lead times on materials, and coordination with the Parks Department required to complete the project scope at 2134 N. Madison Pl. (CD-1) [PW 11/29/23; CC 12/6/23] 23-1003-2

- e. Consideration and possible approval, adoption, denial, amendment or revision of a Waterline Easement Donation by Western Supply, LLC of property located at 424 N. Boulder Ave., Parcel 562, Tulsa-Original Town Addition, for the Western Supply Project. (CD-1) [CC 12/6/23] 23-1045-1
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Waterline Easement Donation by Tulsa Rehab Real Estate Investors, LLC of property located at 7909 S. 101st E. Ave., Parcel 530, Tall Grass Addition, for the Tulsa Rehabilitation Hospital Project. (CD-7) [CC 12/6/23] 23-1046-1
- g. Consideration and possible approval, adoption, denial, amendment or revision of a Sidewalk Easement Donation by SCI Property Management, LLC of property located at 6546 E. 10th St., Parcel 527, Sheridan Hills Addition, for the Stresscon Expansion Project. (CD-3) [CC 12/6/23] 23-1047-1
- h. Consideration and possible approval, adoption, denial, amendment or revision of a Sidewalk Easement Donation by SCI Property Management, LLC of property located at 6546 E. 10th St., Parcel 528, Sheridan Hills Addition, for the Stresscon Expansion Project. (CD-3) [CC 12/6/23] 23-1048-1

Public Comments:  
John Huffines – 4.e.

Councilor Decter Wright moved to approve 4.c – 4.h with the emergency clause on 4.c. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		
Yeas: 8	Nays: 0	Absent: 1	Abstentions: 0

Motion carried.

**5. AUTHORITIES, BOARDS & COMMISSIONS**

- a. Monthly Status Report from the Sales Tax Overview Committee on current activities and efforts. [CC 12/6/23] 23-931-1  
  
Ashley Webb presented the report.  
  
Public Comments:  
John Huffines – 5.a.
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application CO-17 from CO-2 to CO-17 for property located north of the NW/c of E. 67th St. S. and S. 105th E. Ave. requested by John Droz. (Property owner: Blueprint, LLC) (CD-7) (TMAPC voted 9-0-0 to recommend **APPROVAL** of CO-17 zoning.) [PW 11/29/23; CC 12/6/23; CC 12/13/23] 23-1008-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application CO-16 for multiple properties located along E. 71st St. S.

between S. 77th E. Pl. and S. Garnett Rd. requested by Tulsa City Council. (Property owner: Multiple Owners) (CD-7,8) (TMAPC voted 10-0-0 to recommend **APPROVAL** of CO-16 zoning.) [PW 11/29/23; CC 12/6/23; CC 12/13/23] 23-1009-2

Councilor Decter Wright moved to approve 5.b – 5.c. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 8      Nays: 0      Absent: 1      Abstentions: 0

Motion carried.

**6. ORDINANCES - FIRST READING**

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of five hundred thousand dollars (\$500,000.00) from unappropriated and unencumbered fund balance within the General Fund. (Quality Events) [UED 12/6/23; CC 12/6/23; CC 12/13/23] 23-1035-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of forty thousand dollars (\$40,000.00) from revenues received within the Public Safety and Protection Non-Federal Grants SubFund. (Tulsa Police Department DA Drug Fund) [UED 12/6/23; CC 12/6/23; CC 12/13/23] 23-1036-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-24 budget of the City of Tulsa to make supplemental appropriations of three hundred eighty-six thousand, five hundred dollars and zero cents (\$386,500.00), sixty eight thousand, two hundred fifty dollars (\$68,250.00) from grant revenues received from the TMUA Water Operating Fund, sixty-eight thousand, two hundred fifty dollars (\$68,250.00) from grant revenues received from the TMUA Sewer Operating Fund, one hundred fifty thousand dollars (\$150,000.00) from grant revenues received from the Tulsa Community Foundation, and one hundred thousand dollars (\$100,000.00) from a grant match from the General Fund, within the Social Eco Development Non-Federal Grant Programs SubFund. (Grant Funding Appropriation – Office of Financial Empowerment) [UED 12/6/23; CC 12/6/23; CC 12/13/23] 23-1037-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of thirty-nine thousand, six hundred ninety-eight dollars (\$39,698.00) from grant revenues to be received from the District Attorneys Council within the Forensic Science Improvement SubFund. (2023 Coverdell Forensic Science Grant) [UED 12/6/23; CC 12/6/23; CC 12/13/23] 23-1038-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of seventy thousand, five hundred ninety-three dollars and ninety cents (\$70,593.90) from Animal Welfare donations received within the Social Eco Development SubFund. (Animal Welfare Donations for materials and supplies) [UED 12/6/23; CC 12/6/23; CC 12/13/23] 23-1039-2

- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of nine hundred ninety-nine thousand, two hundred five dollars (\$999,205.00) from grant revenues to be received from the United States Department of Human Services within the Community Mental Health Services for Children with Serious Emotional Disturbances (SED) SubFund. (Children's Mental Health Initiative Grant) [UED 12/6/23; CC 12/6/23; CC 12/13/23] 23-1040-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of two hundred thousand dollars (\$200,000.00) recognized from unappropriated fund balance within the PD Equitable Sharing Justice SubFund. (PD Equitable Sharing Justice) [UED 12/6/23; CC 12/6/23; CC 12/13/23] 23-1041-2

Without objection, items 6.a – 6.g were forwarded to the next Council meeting.

7. **ORDINANCES - SECOND READING**

7.a was read and voted on separately.

Councilor Lakin recused at 5:37 P.M.

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance providing for the issuance of General Obligation Bonds - Series 2024A, in the amount of sixty-three million, six hundred seventy thousand dollars (\$63,670,000.00); authorizing at election duly called and held for such purpose, prescribing form of bonds; providing for the registration thereof; providing for a system of registration for uncertificated registered public obligations; providing levy of annual tax for payment of principal and interest on the same; fixing other details of the issue. **(Emergency Clause)** [PW 11/15/23; CC 11/15/23; CC 12/6/23] 23-965-2

Councilor Decter Wright moved to approve 7.a. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Absent
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 7      Nays: 0      Absent: 2      Abstentions: 0

Motion carried.

Councilor Decter Wright moved to approve the emergency clause on 7.a.  
Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Absent
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 7      Nays: 0      Absent: 2      Abstentions: 0

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Motion carried.

Councilor Lakin returned at 5:39 P.M.

7.f was voted on separately.

- b. Consideration and possible approval, adoption, denial, amendment or revision of Ordinance ZCA-28, amending the City of Tulsa Zoning Code, Title 42, Tulsa Revised Ordinances, Chapter 5, Residential Districts: Table 5-2: R District Use Regulations; Chapter 10, Mixed-use Districts: Table 10-2: MX District Use Regulations; Chapter 15, Office, Commercial and Industrial Districts: Table 15-2: O, C, and I District Use Regulations; Chapter 25, Special Districts: Table 25-1: AG District Use Regulations; Table 25-4: CO District Use Regulations; Table 25-5: SR District Use Regulations; Table 25-7: IMX District Use Regulations; Chapter 35, Building Types and Use Categories: Sec. 35.040-D Day Care; Chapter 40, Supplemental Use and Building Regulations: Section 40.120: Day Cares; and Chapter 45, Accessory Uses and Structures: Sec. 45.070 Family Child Care Homes; Figure 45-2: Separation Requirements for Family Child Care Homes. (TMAPC voted 5-4-0 to recommend the City Council **ADOPT** the proposed amendments.) [UED 11/15/23; PW 11/29/23; CC 11/29/23; CC 12/6/23] 23-950-3
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7740 from CG and RS-2 to CG for property located south of the SE/c of E. 5th St. S. and S. 129th E. Ave. requested by Sandra Mora. (Property owner: Sandra and Antonia Mora) (CD-3) (TMAPC voted 9-0-0 to recommend **APPROVAL** of CG zoning.) [UED 11/15/23; CC 11/29/23; CC 12/6/23] 23-951-3
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance PUD-509-A abandoning PUD-509 for property located south of the SE/c of E. 5th St. S. and S. 129th E. Ave. requested by Sandra Mora. (Property owner: Sandra and Antonia Mora) (CD-3) (TMAPC voted 9-0-0 to recommend **APPROVAL** of PUD-509-A.) [UED 11/15/23; CC 11/29/23; CC 12/6/23] 23-952-3
- e. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7741 from OM/NIO to RM-2/NIO for property located at the NE/c of S. Denver Ave. and W. 14th St. requested by Barbara Green. (Property owner: LBS, LLC) (CD-4) (TMAPC voted 9-0-0 to recommend **APPROVAL** of RM-2/NIO zoning.) [UED 11/15/23; CC 11/29/23; CC 12/6/23] 23-953-3
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to transfer unappropriated and unencumbered appropriation balances of thirty-nine thousand dollars (\$39,000.00) between departments, account groups, and projects within the Department of Justice Protective Order and Arrest SubFund. (Office of Violence Against Women Improving Criminal Justice Response Grant) [PW 11/29/23; CC 11/29/23; CC 12/6/23] 23-1005-2
- h. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of three hundred thirty-five thousand dollars (\$335,000.00) recognized from unappropriated fund balance within the Convention and Tourism Facility Fund. (Managed Entities - Culture and Recreation) [PW 11/29/23; CC 11/29/23; CC 12/6/23] 23-1006-2
- i. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of one hundred one thousand, one hundred dollars (\$101,100.00) from grant revenues to be received from the World Education Services within the

Social Eco Development Non-Federal SubFund. (World Education Services) [PW 11/29/23; CC 11/29/23; CC 12/6/23] 23-1007-2

Public Comments:  
Cindy Decker – 7.b.  
Gabriella Evans – 7.b.  
Crystal Pearson – 7.b.  
Keisha Cato – 7.b.  
Debra Walker – 7.b.  
Sherry Lasky – 7.b.  
Mattice Mason – 7.b.  
John Huffines – 7.g, 7.i.

Councilor Patrick left the meeting at 6:14 P.M. and returned at 6:16 P.M.

Susan Miller and Nathan Foster from the Tulsa Planning Office addressed the Council.

There was Council discussion.

Councilor Decter Wright moved to approve 7.b – 7.i except 7.f. Councilor Fowler seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 8      Nays: 0      Absent: 1      Abstentions: 0

Motion carried.

Councilor Lakin recused at 6:46 P.M.

- f.
- Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of thirty-five thousand dollars (\$35,000.00) from unappropriated and unencumbered fund balance within the General Fund. (Root Tulsa Re-Appropriations) [PW 11/29/23; CC 11/29/23; CC 12/6/23] 23-1004-2

Councilor Decter Wright moved to approve 7.f. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Absent
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 7      Nays: 0      Absent: 2      Abstentions: 0

Motion carried.

Councilor Lakin returned at 6:47 P.M.

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**8. COUNCIL ITEMS**

- a. Councilors' announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Bellis invited everyone to the public meeting on December 7, 2023, to discuss Cry Baby Hill. Councilor Patrick provided details on the Christmas Parade and the Toys for Tots drive. Councilor Decter Wright acknowledged Councilor Cue and Councilor Lakin for being elected Council Chair and Council Vice-Chair.

**9. NEW BUSINESS**

- a. No items this week.

**10. HEARING OF APPEALS**

- a. No items this week.

**11. HEARING OF PUBLIC COMMENTS**

- a. No items this week.

**12. ADJOURNMENT**

- a. Adjournment.

Chair Cue adjourned the meeting at 6:50 P.M.

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Jeannie Cue, Chair of the Council

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Lori Doring, Secretary to the Council